

## River Birch HOA Board Meeting Minutes

June 18, 2024 - beginning at 7pm

HOA Board Members in Attendance:

Mike Rodgerson, Linda Hess, Eumeka Dudley and Steve Carty. Joe Knox absent due to recent birth of son.

HOA Members in Attendance – see Attachment A for list of names on sign in sheets

Next Board Meeting announced for Monday July 8<sup>th</sup> at 7pm at 256 Jowdy in back yard (Mike's house).

Announced that Mat Szabo, Vice President sent in his resignation due to timing conflicts with his current job.

The surveying, flags and installation of fiber optic cable for Brightspeed was discussed. It is our understanding that the cable will be installed throughout River Birch, but not much is known. There is an easement on everyone's properties for utilities. We asked if anyone is able to talk to a person installing and find out name/number we can reach out to and find out more details.

Each owner is to receive an Owner Packet which includes a hard copy of the By-Laws, Articles of Incorporation and Covenants that are filed with the County Clerk. In addition, a copy of the most recent Architectural Review Board Guidelines & Application, Financial Statement as of May 31, 2024, Board of Directors Volunteer/Nomination Form, Proxy Voting Form, Summary of Basic Information for Owners and a letter with contact information are included. Over the past year we have been told that many owners were not aware of various covenants and guidelines, in addition to some owners do not have easy access to a computer and our website. We decided it was in the best interest of the HOA to give each owner a hard copy packet and when new families move into the neighborhood, they will be given one too. Thank you to the ladies that helped to assemble the packets which are being hand delivered by Mary Hess and her helpers. The owners that live out of the community will be mailed their packets.

Architectural Review Board (ARB) has 4 members – Steve & Virginia Carty, Mary Hess and Wayne Martin. They meet regularly twice a month and have updated the documents for the guidelines and application. Additionally, the ARB has its own email: [Riverbirchncarb@gmail.com](mailto:Riverbirchncarb@gmail.com). They have been busy with new requests and disseminating information.

The Board has drafted standard letters for various covenant violations and will be sending letters out to homeowners to bring items to their attention to resolve. Decision on any fees is pending consultation with attorney to ensure we are in compliance.

Financial statement as of May 31, 2024 with cash balances and receivables balances is on Attachment B. Statements were sent out to everyone that owed. The Board is working on collecting past dues, and are open to payment plans as needed.

Discussion of potential items for this year was held. One item was the sad shape of the street signs. This will be looked into and cost associated will be considered for the budget. Idea of having homeowners combine to install the signs was brought up. Another issue was potential of additional lighting at the entrances to make it easier to "find". Members were reminded that if they have an idea what the Community needs, reach out to a Board Member.

Annual meeting is planned to be held August but likely September. Old Ford fire house can accommodate us, and they only ask for a donation. Sunday later afternoon will be the timeframe. No disagreements noted from families in attendance.

### **Rough Agenda for Meeting**

July meeting to schedule

Brightspeed

Owner Packets

ARB

Letters and Assessment of Fees for violations and past dues

Financial Info 5/31/24

Budget for current year

Annual Members Meeting and Voting

Summary of Meeting written by Linda Hess, Treasurer. The Board does not have a Secretary.

June 23, 2024